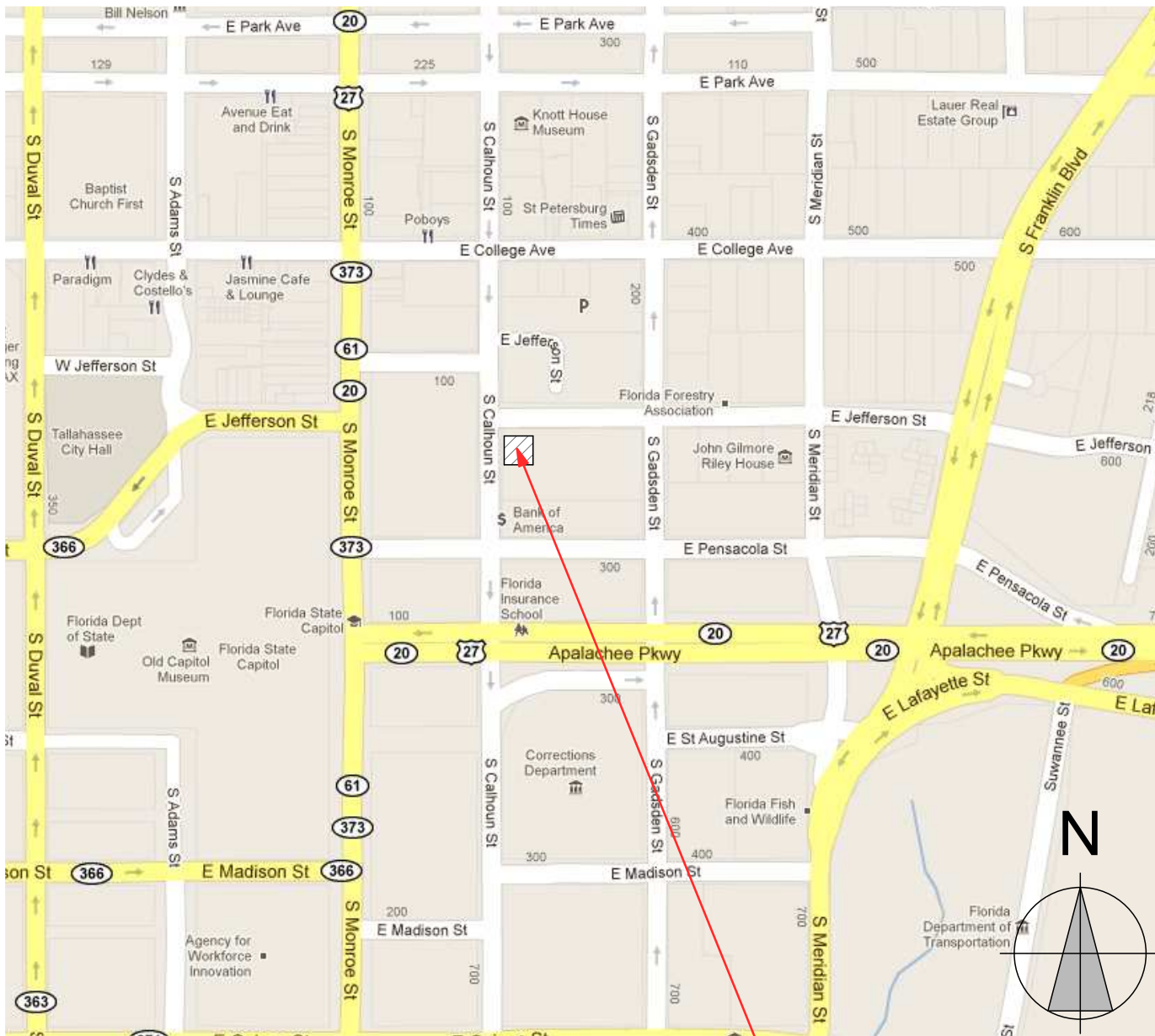
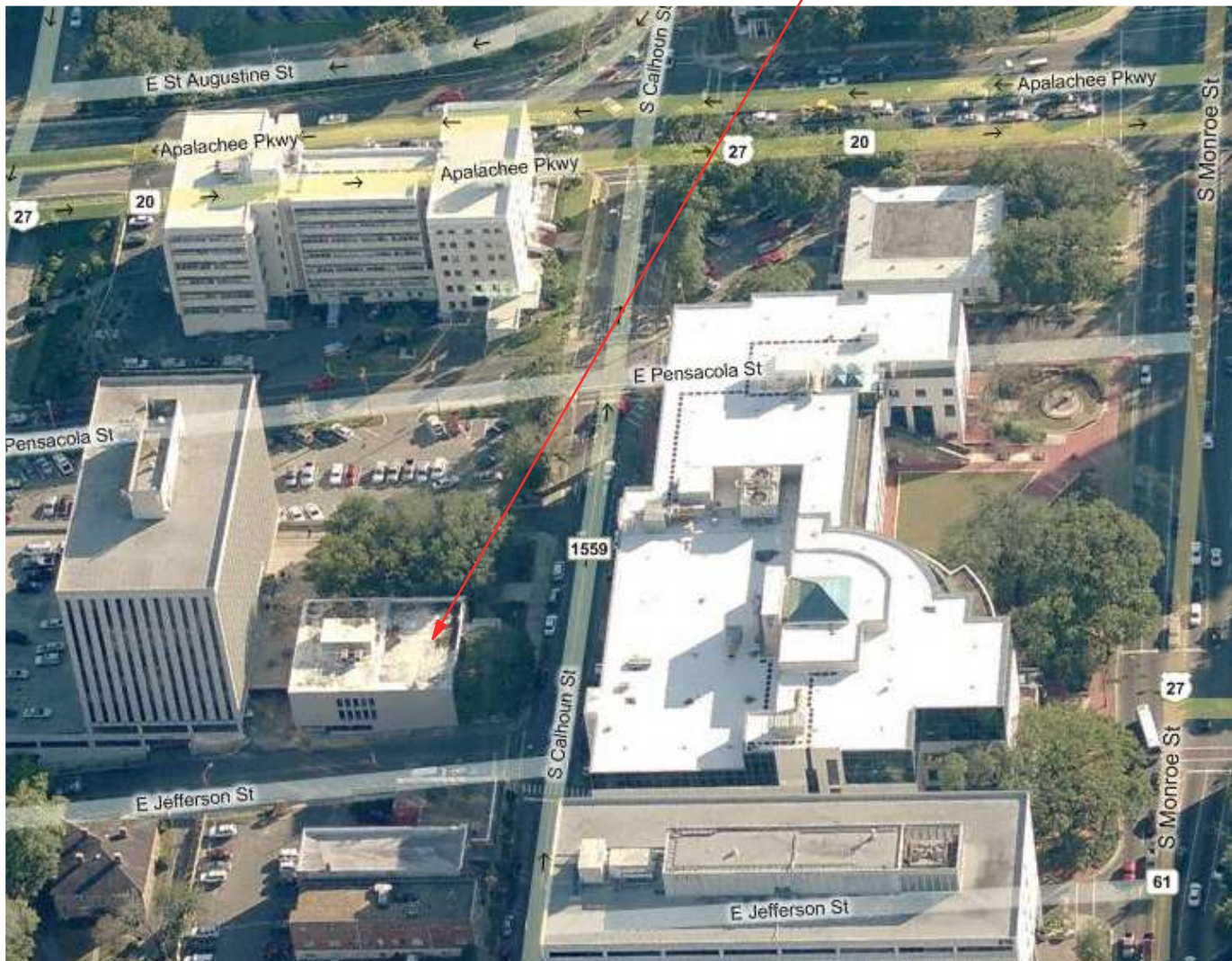


LEON COUNTY COURTHOUSE ANNEX REROOFING TALLAHASSEE, FLORIDA

VICINITY MAP



AERIAL PHOTO 311 S. CALHOUN ST.
TALLAHASSEE, FLORIDA 32399



SCOPE OF WORK

BRIEFLY AND WITHOUT FORCE AND EFFECT UPON THE CONTRACT DOCUMENTS, THE WORK OF THE CONTRACT CAN BE SUMMARIZED AS FOLLOWS:

THE WORK INCLUDES REMOVAL OF THE EXISTING SINGLE PLY ROOFING MEMBRANE AND GRAVEL SURFACE BUR AND INSULATION DOWN TO THE STRUCTURAL CONCRETE AND METAL ROOF DECK, INSTALLING A TAPERED INSULATION SYSTEM AND MINERAL GRANULATED SURFACE MODIFIED BITUMEN ROOFING SYSTEM TO PROVIDE A 25 YEAR MANUFACTURER'S NDL WARRANTY. THE WORK ALSO INCLUDE REPLACING RETROFIT ROOF DRAINS, WATERPROOFING PENTHOUSE AND HIGH PARAPET WALLS, AND CLEAN, PRIME AND PAINTING HVAC UNIT SUPPORT STANDS.

ALTERNATE #1

REPLACE 200 S.F. OF RUSTED OR DETERIORATED STRUCTURAL DECK AND REPLACE WITH NEW DECK TO MATCH EXISTING PROFILE. CONTRACTOR TO PROVIDE A SQUARE FOOT UNIT COST (\$___/SF) TO CUT OUT AND REPLACE DETERIORATED METAL DECK.

DISCLAIMER

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BUILDING AND FIRE CODES

FLORIDA BUILDING CODE, (FBC-B) 2007 EDITION (W/ 2009 SUPPLEMENTS)
FLORIDA EXISTING BUILDING CODE, (FBC-EB) 2007 EDITION (W/ 2009 SUPPLEMENTS)
FLORIDA MECHANICAL CODE, (FBC-M) 2007 EDITION (W/ 2009 SUPPLEMENTS)
FLORIDA FUEL GAS CODE, (FBC-FG) 2007 EDITION (W/ 2009 SUPPLEMENTS)
FLORIDA PLUMBING CODE, (FBC-P) 2007 EDITION (W/ 2009 SUPPLEMENTS)
FLORIDA FIRE PREVENTION CODE, (FFPC) 2007 EDITION
NATIONAL ELECTRICAL CODE, (NEC) 2008 EDITION
ASCE STANDARD 7 (ANCE-45.8.1) (STRUCTURAL WIND LOAD CRITERIA)

FLORIDA PRODUCT APPROVAL

AS REQUIRED BY FLORIDA STATUTE 553.842 AND FLORIDA ADMINISTRATIVE CODE 9B-72, PROVIDE INFORMATION AND PRODUCT APPROVAL NUMBER(S) ON THE BUILDING COMPONENTS UTILIZED ON THE CONSTRUCTION PROJECT REQUIRING PERMITTING AFTER APRIL 1, 2004. REFER TO WWW.FLORIDABUILDING.ORG FOR MORE INFORMATION.

DRAWING INDEX

G100 TITLE SHEET
A000 ROOFING NOTES
A100 DEMOLITION / RENOVATION PLANS
A300 PHOTOS
A500 DETAILS

CONSULTANTS

COURTHOUSE ANNEX REROOFING
LEON COUNTY
TALLAHASSEE, FLORIDA

PROJ. NO. 101111
DATE 12/26/11
DRAWN PS / TM
CHECKED RB
APPROVED RL
REVISED

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100% SUBMITTAL

G100

PROJ. NO.	10111
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MLD

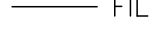
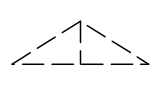
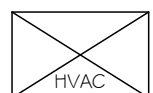
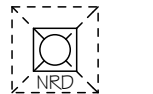
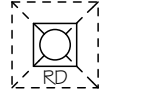
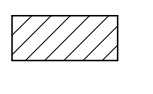
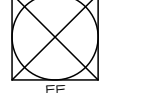
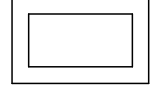
Architects, inc.

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AAC001281

LEGEND



PARAPET WALL

EXHAUST VENT
(TO BE REMOVED)

WALK TREAD

EXISTING ROOF DRAIN




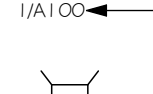
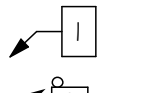
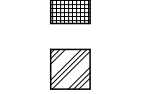
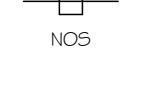
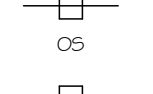
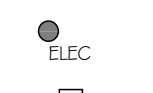
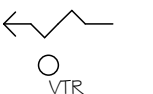
NEW ROOF DRAIN

ROOFTOP HVAC
EQUIPMENT

CRICKET

FIL

CONDUIT



SLOPE

VENT THRU ROOF

ELECTRICAL CONDUIT

OVERFLOW SCUPPER

NEW OVERFLOW SCUPPER

PITCH POCKET

ABANDONED CURB

WORK LEGEND NOTE

PHOTO MARKER
PHOTO # / SHEET #

PARAPET MOUNTED
SECURITY LIGHTS

WORK LEGEND

THESE ITEMS ARE TASK SPECIFIC TO NOTATE PARTICULAR ITEMS OF WORK AND ARE NOT ALL INCLUSIVE, BUT INTENDED TO SUPPLEMENT THE RENOVATION NOTES AND DETAIL, AND TO CLARIFY THE SCOPE OF WORK. REFERENCE THE ROOFING RENOVATION NOTES AND SPECIFICATION AS WELL AS MECHANICAL AND ELECTRICAL NOTES FOR FULL DESCRIPTION OF WORK AND SCOPE.

- 1

REMOVE EXISTING ROOFING AND FLASHING SYSTEM DOWN TO THE EXISTING METAL DECK. CLEAN THE EXISTING ROOF DECK SURFACE. INSTALL MINIMUM 1/4" PER FOOT TAPERED RIGID ISOCYANURANTE INSULATION WITH 1/2" HIGH DENSITY COVER BOARD. INSTALL CRICKETS AT EACH EQUIPMENT CURB AS DETAILED. INSTALL 2 PLY MODIFIED BITUMEN MEMBRANE ROOFING SYSTEM. COLD ADHESIVE APPLY OR TORCH APPLY UL CLASS 'A' GRANULE SURFACED CAP SHEET.
- 2

REMOVE EXISTING RETRO FIT DRAINS AND EXISTING ROOF DRAINS. INSTALL NEW CAST IRON ROOF DRAINS WITH STAINLESS STEEL CLAMPING RING BOLTS AND DECK CLAMP FASTENERS AND METAL BASKET STRAINERS. INSTALL LEAD PAN FLASHING AT ALL ROOF DRAINS AS DETAILED. ROOF DRAIN BOWLS, CLAMPING RINGS AND METAL BASKET STRAINERS TO BE CLEANED, PRIMED, AND PAINTED TWO COATS.
- 3

RAISE EXISTING EQUIPMENT CURBS, INSTALL PRESSURE TREATED 2x WOOD NAILER/BLOCKING UNDER METAL CURBS AS REQUIRED TO BE MINIMUM 10" ABOVE NEW ROOF SURFACE.
- 4

CUT OFF BOTTOM OF EXISTING HOLLOW METAL JAMB AND RAISE DOOR THRESHOLD AS REQUIRED TO BE A MINIMUM 10" ABOVE FINISHED ROOF SURFACE AS DETAILED. INSTALL NEW GALVANIZED HOLLOW CORE METAL ACCESS DOOR TO FIT. PRIME AND PAINT (2) TWO COATS AND REINSTALL ALL EXISTING HARDWARE, DOOR LOCK AND HINGES.
- 5

INSTALL MANUFACTURER'S FABRIC REINFORCED POLYURETHANE LIQUID APPLIED FLASHING AT ALL VTRS, SUPPORT STAND, PIPE AND CONDUIT PENETRATIONS. LIQUID APPLIED FLASHING SYSTEM TO BE INCLUDED IN MANUFACTURER'S 25 YEAR WARRANTY.
- 6

INSTALL TWO PLY MODIFIED MINERAL SURFACE BITUMEN MEMBRANE FLASHING SYSTEM, OVER CANT STRIPS AND UP CLEANED PARAPET WALLS AND RAISED CURBS. PROVIDE TERMINATION BAR ON CURBS AND WALLS AT TOP EDGE OF MEMBRANE BASE FLASHING, AND SEAL TOP WITH URETHANE SEALANT OR LIQUID APPLIED FLASHING IF REQUIRED. INSTALL SURFACE MOUNTED PREFINISHED ALUMINUM COUNTERFLASHING AND WALL BASE FLASHING OVER TERMINATION BAR. FASTEN MAXIMUM 8" O.C., AND SEAL TOP EDGE TO WALL WITH PREMIUM SILICONE SEALANT.
- 7

INSTALL NEW PREFINISHED ALUMINUM COPING, CLEATS, AND JOINT COVERS ON THE PERIMETER PARAPETS OF ROOF 'D' FINISH METAL COLOR TO BE SELECTED BY OWNER AND ARCHITECT.
- 8

SAW CUT AND INSTALL NEW FULLY SOLDERED STAINLESS STEEL OVERFLOW SCUPPER FLASHING W/ HEMMED DRIP EDGE THROUGH PARAPET WALLS AND AT THE PERIMETER COPING EDGE AND FASCIA METAL AS DETAILED. INSTALL PREFINISHED ALUMINUM ESCUTCHEON PLATE ON EXTERIOR WALL. SEAL TOP AND SIDES WITH PREMIUM SILICONE SEALANT.
- 9

INSTALL ROOFING MANUFACTURER'S WALKWAY PROTECTION PADS IN FULL BED OF COLD ADHESIVE OR AS OTHERWISE RECOMMENDED BY MANUFACTURER ON MAINTENANCE PANEL SIDE OF HVAC UNITS.
- 10

SCRAPE ALL LOOSE RUST AND CORROSION FROM ROOF ACCESS DOOR FRAME AND HVAC EQUIPMENT STANDS. CLEAN AND XYLENE WIPE, PRIME AND PAINT 2 COATS PREMIUM RUST PREVENTATIVE ACRYLIC PAINT. CLEAN, PRIME AND PAINT EXPOSED SUPPORT STANDS AND LIQUID APPLIED FLASHING, 2 COATS.
- 11

HIGH PRESSURE WASH MASONRY PENTHOUSE AND TOP AND INSIDE PARAPET WALLS AT ENTRY ROOF. APPLY PRIMER AND 2 COATS OF ELASTOMERIC COATING TO ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

RENOVATION NOTES

1.

AFTER TEAR-OFF OF EXISTING INSULATION AND ROOFING SYSTEM AND FLASHING, CLEAN THE EXISTING STRUCTURAL CONCRETE AND METAL DECKS. ALLOW WET/DAMP ROOF DECKS TO DRY AND APPLY RUST INHIBITOR PRIMER ON RUSTED METAL DECK. BASE BID TO INCLUDE 400 SF OF SPOT PRIMING AND CONTRACTOR TO PROVIDE SQUARE FOOT UNIT COST (\$___/SF) FOR ADDITIONAL SPOT PRIMING WHERE NEEDED.
2.

REMOVE EXISTING MECHANICAL AND ELECTRICAL EQUIPMENT AS INDICATED. VTRS AND EQUIPMENT CURBS TO BE RAISED A MINIMUM OF 10" ABOVE NEW ROOF SURFACE, TEMPORARILY SHORE UP A/C UNITS. EXTEND REFRIGERANT, CONDUIT, ELECTRICAL WIRE AND ASSOCIATED PIPE AS REQUIRED. INSTALL/ATTACH 3/4" PRESSURE TREATED PLYWOOD COVER, WATERPROOFING MEMBRANE AND PREFINISHED ALUMINUM OR STAINLESS STEEL METAL CAP OVER RAISED CURBS OF TWO (2) REMOVED EXHAUST FANS ON ROOF 'C' FOR POSSIBLE FUTURE REUSE.
3.

REPLACE EXISTING RETROFIT ROOF DRAINS WITH NEW 4" CAST IRON ROOF DRAINS WITH METAL BASKET STRAINERS AND STAINLESS STEEL BOLTS. CONTRACTOR SHALL ENSURE ALL EXISTING DOWNSPOUT PIPES ARE OPERATIONAL, SEALED AND FREE FLOWING PRIOR TO NEW ROOF DRAIN INSTALLATION. ROOF DRAIN BOWLS TO BE CLAMPED AND ANCHORED TO THE ROOF DECK. CLEAN, PRIME AND PAINT (2) TWO COATS, ROOF DRAIN BOWLS, CLAMPING RINGS AND METAL BASKET STRAINERS. INSTALL FIBERGLASS REINFORCED 2 PLY BASE SHEET OR MODIFIED BITUMEN TEMPORARY MEMBRANE/VAPOR BARRIER OVER EXISTING CONCRETE DECK.
4.

INSTALL 1/4" PER FOOT TAPERED RIGID ISOCYANURATE INSULATION BOARD SYSTEM WITH MIN. 1/2" HIGH DENSITY COVER BOARD OVER EXISTING STRUCTURAL DECKS TO PROVIDE MIN. R-20 AVERAGE INSULATION VALUE. MECHANICALLY FASTEN TO MEET FM CLASS 1-90 WIND UPLIFT CRITERIA, APPROVED BY ROOFING MANUFACTURER. THE FASTER DENSITY MUST BE INCREASED AT THE ROOF CORNERS AND PERIMETER (MINIMUM 10' WIDE AREA FROM PARAPET AND EDGES) FOR CLASS 1-90 AS RECOMMENDED BY FMRC LOSS PREVENTION. INSTALL 4x4' SUMP AT ROOF DRAINS WITH 1/2" PER FOOT SLOPE. 1/2" PER FOOT TAPERED INSULATION CRICKETS TO BE INSTALLED AT ROOF CURBS AND BETWEEN DRAINS AS INDICATED.
5.

INSTALL A PREMIUM 2 PLY MODIFIED BITUMEN MEMBRANE ROOFING SYSTEM ACCORDING TO ROOFING MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. UNLESS SPECIFICALLY PROHIBITED BY THE ROOFING MANUFACTURER, BROOM IN ALL PLY SHEETS WITH A SOFT BROOM, ROLLER OR A SQUEEGEE. ALL FLIES SHALL HAVE A MINIMUM 1/4" ASPHALT BLEED OUT AT ALL EDGES. OWNER MAY HAVE INDEPENDENT CONSULTANT PERFORM UP TO 4 ROOF CUTS OF COMPLETED ROOFING SYSTEM FOR QUALITY CONTROL VERIFICATION AND DETERMINATION OF BITUMEN RATES CALCULATED ACCORDING TO ASTM D 3617- 83. CONTRACTOR RESPONSIBLE TO REPAIR ROOF IN COMPLIANCE WITH MANUFACTURER'S RECOMMENDATIONS.
6.

INSTALL SOLDERED STAINLESS STEEL OVERFLOW SCUPPERS, LEAD PAN FLASHING AT ALL ROOF DRAINS, AND SOLDERED STAINLESS STEEL COUNTERFLASHING HOOD/AWNING AT PIPES AND CONDUIT PENETRATIONS THROUGH PENTHOUSE WALLS. SEAL TOP EDGE AND SIDES WITH PERMIUM SILICONE SEALANT.
7.

INSTALL NEW FULLY SOLDERED STAINLESS STEEL OVERFLOW SCUPPER FLASHING AS DETAILED AT INDICATED LOCATIONS. INSTALL PREFINISHED ALUMINUM ESCUTCHEONS ON EXTERIOR WALL AT SCUPPER THROAT AND SEAL TOP EDGE AND SIDES WITH PREMIUM SILICONE SEALANT.
8.

REMOVE EXISTING AND INSTALL NEW 1 1/2 GA. GALVANIZED HOLLOW CORE METAL PENTHOUSE DOOR. RAISE EXISTING THRESHOLD, SILL AND CURB AS REQUIRED TO PROVIDE MINIMUM 10" ABOVE NEW FINISHED ROOF SURFACE. INSTALL NEW SILL FLASHING AND THRESHOLD AND REINSTALL EXISTING DOOR HARDWARE. MECHANICALLY ABRADE, CLEAN AND TREAT EXISTING HOLLOW METAL JAMB, APPLY QUICK TAN II (813/254-1380) OVER RUST AREAS AND PRIM JAMB WITH EPOXY MASTIC. CUT JAMB TO 1/4" ABOVE RAISED CONCRETE SILL AS REQUIRED AND SEAL BOTTOM TO SILL WITH PREMIUM SILICONE SEALANT. PRIME AND PAINT DOOR JAMB WITH SPECIFIED ACRYLIC PAINT SYSTEM.
9.

CONTRACTOR SHALL SCHEDULE A WATER DRAINAGE TEST, AND BE APPROVED BY ARCHITECT BEFORE THE INSTALLATION OF CAP SHEETS.
10.

INSTALL UL CLASS 'A' MINERAL SURFACED MODIFIED BITUMEN MEMBRANE CAP SHEET ROOFING SYSTEM WITH COLD ADHESIVE OR TORCH APPLICATION ONLY, NO HOT ASPHALT, ACCORDING TO ROOFING MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. CAP SHEET SHALL HAVE A MAX. 1/2" BLEED OUT ALONG ALL EDGES. CONTRACTOR TO IMBED LOOSE MINERAL GRANULES IMMEDIATELY IN ADHESIVE BLEED OUT.
11.

INSTALL MINERAL SURFACED MODIFIED BITUMEN MEMBRANE FLASHING SYSTEM OVER CANT STRIPS UP CLEANED AND PRIMED EQUIPMENT CURBS AND PARAPETS. COMPLY WITH ROOFING MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. PROVIDE TERMINATION BAR ON CURBS AND PARAPETS AT TOP EDGE OF MEMBRANE BASE FLASHING, AND SEAL TOP WITH URETHANE SEALANT UNLESS MANUFACTURER REQUIRES LIQUID APPLIED FLASHING SYSTEM AT FLASHING EDGE. INSTALL PREFINISHED ALUMINUM COUNTERFLASHING OVER TERMINATION BAR AT TOP OF BASE FLASHING. FASTEN MAXIMUM 8" O.C., AND SEAL TOP FLANGE TO CURB/ WALL WITH PREMIUM SILICONE SEALANT. APPLY ROOFING MANUFACTURER'S FARIC REINFORCED LIQUID APPLIED POLYURETHANE FLASHING TO SEAL RAISED VTRS, ROOF PENETRATIONS AND HVAC/EQUIPMENT VERTICAL SUPPORTS. MIN. 10" ABOVE FINISH ROOF HEIGHT.
12.

INSTALL NEW PREFINISHED ALUMINUM COPING, CLEATS, AND JOINT COVERS ON THE PERIMETER PARAPETS OF ROOF 'D' FINISH METAL COLOR TO BE SELECTED BY OWNER AND ARCHITECT.
13.

INSTALL ROOFING MANUFACTURER'S WALKWAY PROTECTION BOARDS IN FULL BED OF ADHESIVE OR AS OTHERWISE RECOMMENDED BY MANUFACTURER. INSTALL WALKWAY PROTECTION BOARDS AS INDICATED IN THE DRAWINGS, CUT IN SHORT SECTIONS TO PROVIDE UNRESTRICTED WATER FLOW DRAINAGE. ALLOW APPROX. 2" SPACING BETWEEN SECTIONS OF WALKWAY BOARDS. INSTALL PILLOW BLOCK PIPE SUPPORTS AND ANCHOR CONDENSATE PIPE AT 4' O.C. OVER THE ROOF.
14.

CLEAN, PRIME AND PAINT EXISTING METAL ROOF TOP CONDUIT, ROOF DRAINS AND STEEL MECHANICAL EQUIPMENT SUPPORT RACKS AND FRAMES, ROOF ACCESS DOOR AND FRAME. SOLVENT CLEAN (SSPC-SP1), HAND TOOL CLEAN (SSPC-SP2), AND SAND OR POWER TOOL CLEAN (SSPC-SP3), TO REMOVE ALL LOOSE PAINT, LOOSE RUST, AND LOOSE MILL SCALE FROM EXPOSED STRUCTURAL STEEL MECHANICAL EQUIPMENT SUPPORT RACKS. METAL TO BE PAINTED TWO COATS PREMIUM INDUSTRIAL ACRYLIC COATING.
- ADDITIVE ALTERNATE #1:

CUT OUT AND REPLACE 200 SF. OF SEVERELY RUSTED OR DETERIORATED EXISTING METAL ROOF DECK WITH 22 GA. METAL DECK TO MATCH EXISTING PROFILE. INSTALL WITH #5 TECH SCREWS 6" O.C. AT THE SPINES AND LAPS. CONTRACTOR TO PROVIDE SQUARE FOOT UNIT COST (\$___/SF) TO REPLACE DETERIORATED STRUCTURAL METAL DECKING.

DEMOLITION NOTES

- CAUTION:

CONTRACTOR TO PROVIDE WORKER SAFETY BARRICADES AT ROOF EDGES IN ACCORDANCE WITH OSHA REGULATIONS.
1.

CONTRACTOR SHALL FIELD VERIFY ALL THE ITEMS TO BE REMOVED AS INDICATED ON THE PLANS WITHIN THE WORK AREA. CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND RENOVATION AS REQUIRED FOR NEW WORK.
2.

CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH MECHANICAL, PLUMBING, AND ELECTRICAL SUBCONTRACTORS. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS IN INSTALLING THE ROOFING SYSTEM WITHOUT DAMAGING THE ELECTRICAL CONDUIT OR CONDUCTORS. DAMAGED CONDUIT AND/ OR CONDUCTORS SHALL BE REPLACED TO MATCHED EXISTING.
3.

REMOVE ALL VTR FLASHING, EDGE FLASHING, COUNTERFLASHING, COPING, EDGE METAL, MEMBRANE FLASHING, ANY ABANDONED ROOF EQUIPMENT, CURBS, AND WOOD BLOCKING/NAILERS AS NOTED.
4.

REMOVE EXISTING ROOF MATERIALS INCLUDING SINGLE PLY ROOF AND FLASHING MEMBRANE, RECOVERY BOARD, GRAVEL SURFACE BUR, FLASHING, AND ROOFING INSULATION, AND BASE SHEET DOWN TO THE STRUCTURAL ROOF DECK.
5.

EXISTING EXHAUST FANS/VENTS, WHICH ARE ABANDONED, ARE TO BE REMOVED AND TURNED OVER TO THE OWNER.
6.

TEMPORARILY SHORE UP ALL EQUIPMENT LINES AT EXISTING LEVEL DURING CONSTRUCTION. TEMPORARILY DISCONNECT REFRIGERANT AND ELECTRICAL LINES TO EQUIPMENT AS REQUIRED TO RAISE LINES ABOVE FINISH ROOF SURFACE. REMOVE SECURITY LIGHTING AND CONDUIT LINES TO BE REINSTALLED AT THE COMPLETION OF THE WORK.
7.

CONTRACTOR TO PROTECT EQUIPMENT AND FINISHES BELOW ROOF DURING REROOFING OPERATION, AND ANY PENETRATION OF THE ROOFING SYSTEM OR OPENING OF ROOF DECK TO BELOW. EQUIPMENT AND FACILITY TO REMAIN OPERATIONAL AT ALL TIMES.
8.

CLEAN, AND PREPARE STEEL ROOF DECK TO RECEIVE NEW ROOFING SYSTEM.

ROOFING ELECTRICAL NOTES

1.

PRIOR TO BIDDING, FIELD VERIFY ALL ELECTRICAL MODIFICATIONS FOR ROOFING WORK.
2.

CONTRACTOR SHALL INITIALLY TEST ALL APPLICABLE ELECTRICAL SYSTEMS WITHIN 14 DAYS OF NTP. CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT OF NON-OPERATIONAL SYSTEMS.
3.

DISCONNECT, REROUTE, EXTEND AND RECONNECT WIRES AND CONDUITS TO ALLOW FOR ELECTRICAL, TELECOMMUNICATION/ DATA CONNECTION TO RELOCATE EQUIPMENT ON NEW ROOF. PROVIDE NEW CONDUIT AND WIRE AS REQUIRED FROM THE EXISTING JUNCTION BOX TO THE CONNECTION POINT.
4.

CONTRACTOR SHALL, UPON COMPLETION OF WORK, ENSURE ALL CIRCUITS ADJACENT TO THE ROOFING WORK AREAS ARE IN PROPER WORKING CONDITIONS.
5.

CONTRACTOR SHALL COORDINATE WORK WITH ELECTRICAL WORK. CONTRACTOR SHALL REROUTE ALL ROOFTOP CONDUIT ELECTRICAL, CONTROL, TELEPHONE, AND COMMUNICATION CABLE SERVICE ABOVE NEW ROOF SYSTEM AS REQUIRED. VERIFY AND CONFIRM WITH OWNER TO REMOVE ALL ABANDONED ELECTRICAL, TELEPHONE, AND COMMUNICATION CABLE SERVICE ABOVE EXISTING ROOF. CONDUIT TO BE SUPPORTED ON PILLOW BLOCK PIPE SUPPORT AT 4' O.C. OVER NEW ROOF.

GENERAL MECHANICAL NOTES

1.

PRIOR TO BIDDING, VERIFY ALL MECHANICAL MODIFICATIONS FOR ROOFING WORK.
2.

TAKE CARE NOT TO DAMAGE EXISTING EQUIPMENT AND REPAIR TO MATCH EXISTING CONDITIONS AS REQUIRED.
3.

CONTRACTOR SHALL INITIALLY INSPECT AND TEST ALL ROOF DRAINS AND DOWNSPOUTS WITHIN 14 DAYS OF NTP. CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT AND OWNER OF ANY BROKEN DRAINS OR STOPPED DOWNSPOUTS.
4.

TEMPORARY SHORE UP EXHAUST FANS, AND FAN UNITS. EXTEND DUCT, CONDUIT, ELECTRICAL WIRE, CONTROL WIRING, AND ASSOCIATED PIPE AS REQUIRED. RAISE CURBS, INSTALL NEW P.T. WOOD BLOCKING BASE TO RAISE EXISTING METAL CURBS TO REQUIRED HEIGHT FROM NEW ROOF DECK ELEVATION.
5.

CAREFULLY REMOVE EXISTING MECHANICAL EQUIPMENT AND DUCT WORK REQUIRED FOR ROOFING SYSTEM INSTALLATION, AND REINSTALL EQUIPMENT AND DUCT WORK TO MATCH EXISTING.
6.

CONTRACTOR SHALL PLAN BEFORE COMMENCING THE WORK AND COORDINATE ANY INTERRUPTION OF FACILITY OPERATIONS WITH THE OWNER.

WATERPROOFING NOTES

- PRESSURE WASHING & WATERPROOFING
1.

CLEAN ALL CONCRETE STUCCO EXTERIOR SURFACES ON PENTHOUSE AND INSIDE PARAPET WALLS, INDICATED IN SCOPE OF WORK INCLUDING ACCESS DOORS. UTILIZING A "HIGH PRESSURE COLD WATER SYSTEM" (WITH OSCILLATING TIP) TO REMOVE ALL LAITANCE, DIRT, OIL, GREASE, MILDEW, AND LOOSE EXISTING COATINGS. PROVIDE A CLEAN, SOUND SUBSTRATE CONDITION. CAUTION NOT TO DAMAGE SURFACES DURING PRESSURE WASHING. MILDEW AREAS WILL REQUIRE A LIGHT DETERGENT AND CHLORINATED BLEACH SOLUTION TO BE UTILIZED IN CONJUNCTION WITH THE CLEANING OPERATION TO NEUTRALIZE MILDEW GROWTH. EFFERVESCENCE AND CALCIUM DEPOSITS TO BE TREATED AND CLEANED WITH WHITE SCUM REMOVER; FOLLOWING INITIAL PRESSURE WASHING, THEN PRESSURE WASH TREAT/CLEAN AREA AGAIN.
2.

APPLY PRIMER/BOND COAT AND 2 COATS EXTERIOR HIGH BUILD ELASTOMERIC WATERPROOF COATING SYSTEM TO PREVIOUSLY COATED/PAINTED EXTERIOR PENTHOUSE WALLS AND HIGH PERIMETER PARAPET WALLS, IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. FINAL FINISH TEXTURE AND COLOR TO BE SELECTED BY OWNER AND ARCHITECT FROM MANUFACTURER COLOR SAMPLE. A COMPLETE MOCK UP SAMPLE AREA TO BE PROVIDED AND APPROVED BY OWNER AND PROJECT ARCHITECT.
3.

CONTRACTOR SHALL SEAL AND PROTECT INTERIOR FROM WATER PENETRATION.
4.

OWNER SHALL FURNISH WATER AND UTILITIES READILY AVAILABLE ON SITE TO COMPLETE THE WORK.

GENERAL NOTES

1.

THE EXISTING OVERALL ROOF PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ALL PROJECTIONS THROUGH ROOFS, AND ALL CONDITIONS.
2.

BEFORE SUBMITTING PROPOSAL FOR THE WORK, EACH BIDDER WILL BE HELD TO HAVE EXAMINED THE PREMISES AND SATISFIED HIMSELF AS TO THE EXISTING CONDITIONS UNDER WHICH HE WILL BE OBLIGED TO OPERATE AND COMPLETE THE WORK UNDER THIS CONTRACT. NO ALLOWANCE WILL BE MADE SUBSEQUENTLY IN THIS CONNECTION ON BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.
3.

NORMAL OPERATIONS OF THE FACILITY SHALL CONTINUE DURING DEMOLITION AND CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE WORK WITH ALL SUBCONTRACTORS AND SEQUENCE DEMOLITION AND CONSTRUCTION TO MINIMIZE INTERRUPTIONS TO NORMAL OPERATIONS OF THE FACILITY.
4.

ALL PROPOSED INTERRUPTIONS TO OPERATIONS, SERVICES AND EQUIPMENT SHALL BE REVIEWED WITH AND APPROVED BY OWNER PRIOR TO STARTING SUCH WORK. UNLESS OTHERWISE APPROVED IN WRITING, ONLY WEEKEND OR EVENING INTERRUPTIONS ON UTILITIES SHALL BE APPROVED.
5.

CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXIT WAYS CLEAR. WHERE AN EXIT MUST BE TEMPORARILY BLOCKED, CONTRACTOR SHALL PROVIDE THE REQUIRED BARRICADES AND DIRECTIONAL SIGNS FOR TEMPORARY EXITING AND SAFETY.
6.

CONTRACTOR SHALL ERECT AND MAINTAIN ALL REASONABLE SAFEGUARDS FOR SAFETY AND HEALTH INCLUDING POSTING DANGER SIGNS, AND OTHER WARNING AGAINST HAZARDS, AS WELL AS PROMULGATING SAFETY REGULATIONS.
7.

CONTRACTOR SHALL BE RESTRICTED TO AREAS SPECIFIED BY THE OWNER FOR ON SITE STORAGE OF CONSTRUCTION MATERIALS.
8.

CONTRACTOR SHALL TAKE CARE TO DISTRIBUTE LOAD OF EQUIPMENT AND MATERIALS ON ROOF DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR'S RESPONSIBILITY NOT TO EXCEED DESIGN LOAD OF EXISTING ROOF STRUCTURE. CONTRACTOR SHALL NOT USE ANY ROOF AREA OUTSIDE AREA OF THE WORK AND COMPLETED ROOF AREAS FOR STORAGE, STAGING, OR WORKING.
9.

CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING SURFACES AND SHALL BE RESPONSIBLE FOR RETURNING ALL DISTURBED SOD AND REPAIR ALL DAMAGED AREAS (MATERIALS, FINISHES, LANDSCAPING, ETC.) TO THEIR ORIGINAL CONDITION. SURFACES SHALL BE REPAIRED TO MATCH THE EXISTING ADJACENT UNDAMAGED SURFACES.
10.

CONTRACTOR SHALL MAINTAIN A CLEAN WORK PREMISE AT ALL TIMES AND SHALL CLEAN CONSTRUCTION SITE OF ALL DEBRIS AT COMPLETION OF THE JOB AND BEFORE FINAL PAYMENT IS MADE.
11.

ALL ROOF DRAINS SHALL BE INSPECTED, CLEANED, AND FREE FLOWING DURING, AND UPON COMPLETION OF REROOFING.
12.

CONTRACTOR SHALL INSPECT THE EXISTING ROOF DECK SUBSTRATE, AND COMPENSATE FOR ANY UNEVEN, IRREGULAR CONDITIONS.
13.

CONTRACTOR SHALL PROVIDE A PORTABLE FIRE EXTINGUISHER (MINIMUM 25 LB ABC) AND AT EACH TORCH, OR OPEN FLAME, ON THE ROOF.
14.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER INTRUSION AND WATER DAMAGE TO THE BUILDING INTERIOR FOLLOWING EXISTING MEMBRANE TEAR-OFF.
15.

ALL NEW ROOFING MEMBRANE, MEMBRANE FLASHING, TAPERED INSULATION AND ROOF ACCESSORIES PROVIDED BY ROOFING MANUFACTURER SHALL BE CONSIDERED A "ROOFING SYSTEM" AND SHALL PROVIDE A UL CLASS 'A' FIRE RATING AND F.M. CLASS 1-90 WIND UPLIFT CLASSIFICATION
16.

ALL FLASHING SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS, AND COMPLY WITH RECOMMENDED DETAILS OF NRCA ROOFING AND WATERPROOFING MANUAL AND ARCHITECTURAL SHEET METAL MANUAL, BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC. (SMACNA).
17.

CONTRACTOR SHALL SUBMIT WRITTEN EVIDENCE OF THE ROOFING MANUFACTURER'S ACCEPTANCE OR APPROVAL OF THE INSTALLER FOR THIS ROOFING SYSTEM.
18.

CONTRACTOR AND INSTALLER SHALL PROVIDE TWO YEAR WARRANTY WITH NON PRORATED, NO PENAL SUM, AND NO DOLLAR LIMIT ON MATERIAL AND LABOR ON ROOFING, WATERPROOFING, AND SEALANTS.
19.

ROOFING MANUFACTURER TO PROVIDE SPECIFIED 25 YEAR WARRANTY, WITH NON PRORATED, NO PENAL SUM, AND NO DOLLAR LIMIT WARRANTY TO INCLUDE THE ROOF SYSTEM.
20.

ALL INDICATED EQUIPMENT SHALL BE RAISED AND REINSTALLED ON THE ROOF IN THEIR EXISTING LOCATIONS ON RAISED CURBS OR STANDS AS DETAILED AND NOTED. ALL THE EQUIPMENT CURBS AND V.T.R.'S SHALL BE A MINIMUM OF 10" ABOVE THE SURROUNDING FINISHED ROOF DECK.
21.

CONTRACTOR SHALL SEPARATE ALL DISSIMILAR METALS WITH ASPHALT COATING.
22.

ALL WORK SHALL COMPLY WITH APPLICABLE OSHA AND E.P.A. REGULATIONS AND GUIDELINES.
23.

ALL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2007 EDITION WITH 2009 SUPPLEMENTS.
24.

CONTRACTOR SHALL LIST AN EMERGENCY TELEPHONE NUMBER WHERE HE OR SHE MAY BE REACHED 24 HOURS A DAY, SEVEN DAYS A WEEK, DURING THE ENTIRE PERIOD OF CONTRACT TIME. THIS TELEPHONE NUMBER SHALL BE PROVIDED AT THE PRECONSTRUCTION CONFERENCE.

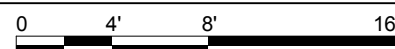
COATING/PAINTING NOTES

1.

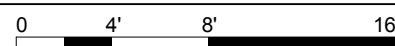
SOLVENT CLEAN (SSPC-SP1), HAND TOOL CLEAN (SSPC-SP2), AND SAND OR POWER TOOL CLEAN (SSPC-SP3) TO REMOVE ALL LOOSE PAINT, LOOSE RUST, AND LOOSE MILL SCALE FROM STEEL MECHANICAL UNITS, PIPE STANDS AND OTHER MISC. STEEL ROOFTOP EQUIPMENT, INCLUDING ROOF DRAINS, AND ROOF ACCESS DOOR AND FRAME.
2.

STEEL SURFACES WITH TIGHTLY ADHERED EXISTING COATING WITHOUT OXIDATION OR LIMITED TO SMALL BUBBLING CONDITIONS, LESS THAN A SSPC RUST GRADE 2 SHALL HAVE A SP2 HAND TOOL CLEANING SURFACE PREPARATION AS DEFINED BY SSPC (STEEL STRUCTURES PAINTING COUNCIL) GUIDE LINES. STEEL SURFACES WITH LOOSE OR BROKEN COATING MATERIAL, OR OXIDATION CORROSION GREATER THAN SSPC RUST GRADE 2 SHALL HAVE A SP3 POWER TOOL CLEANING SURFACE PREPARATION AS DEFINED BY SSPC TO COMPLETELY REMOVE ALL LOOSE, PEELING & FLAKING PAINT, AND RUST TO SOUND SUBSTRATE.
3.

CLEAN ALL EXPOSED SURFACES TO REMOVE ALL LAITANCE, DIRT, OIL, GREASE AND MILDEW. PROVIDE A CLEAN, SOUND SUBSTRATE CONDITION. PRIME AND PAINT ROOF TOP STEEL AND FERROUS METAL SURFACES WITH PREMIUM INDUSTRIAL COATING SYSTEM. FOLLOW PAINT PRODUCT MANUFACTURER'S RECOMMENDATIONS.



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

WORK LEGEND

11	HIGH PRESSURE WASH MASONRY PENTHOUSE AND TOP AND INSIDE PARAPET WALLS AT ENTRY ROOF. APPLY PRIMER AND 2 COATS OF ELASTOMERIC COATING TO ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
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PHOTO 1

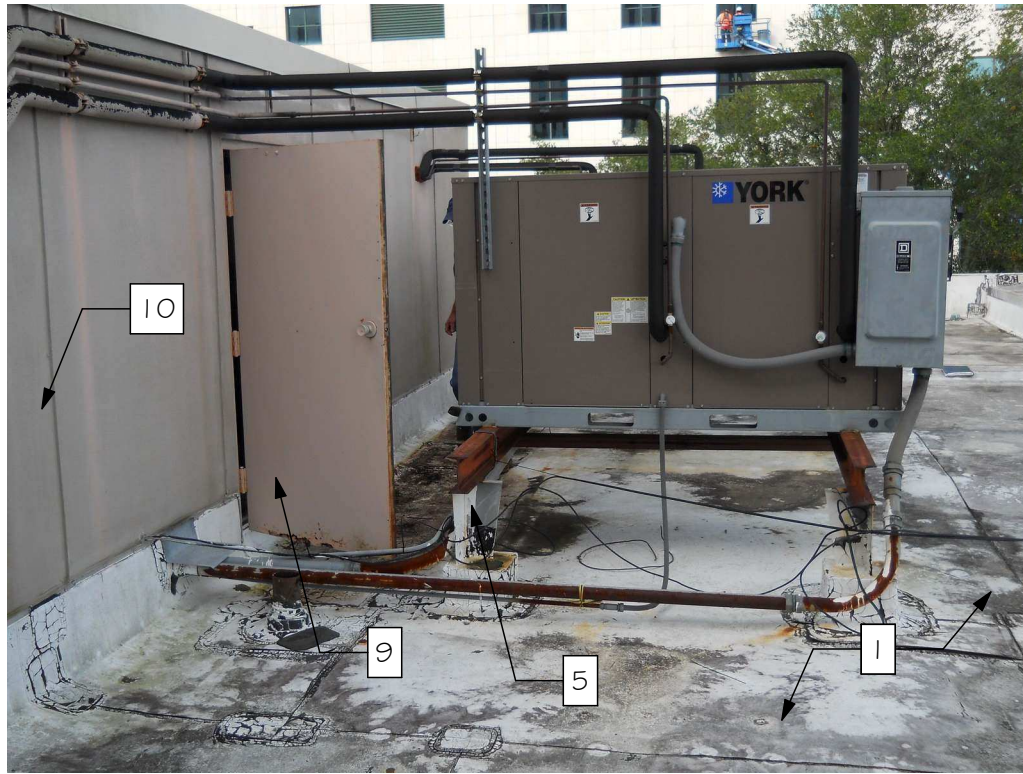


PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5

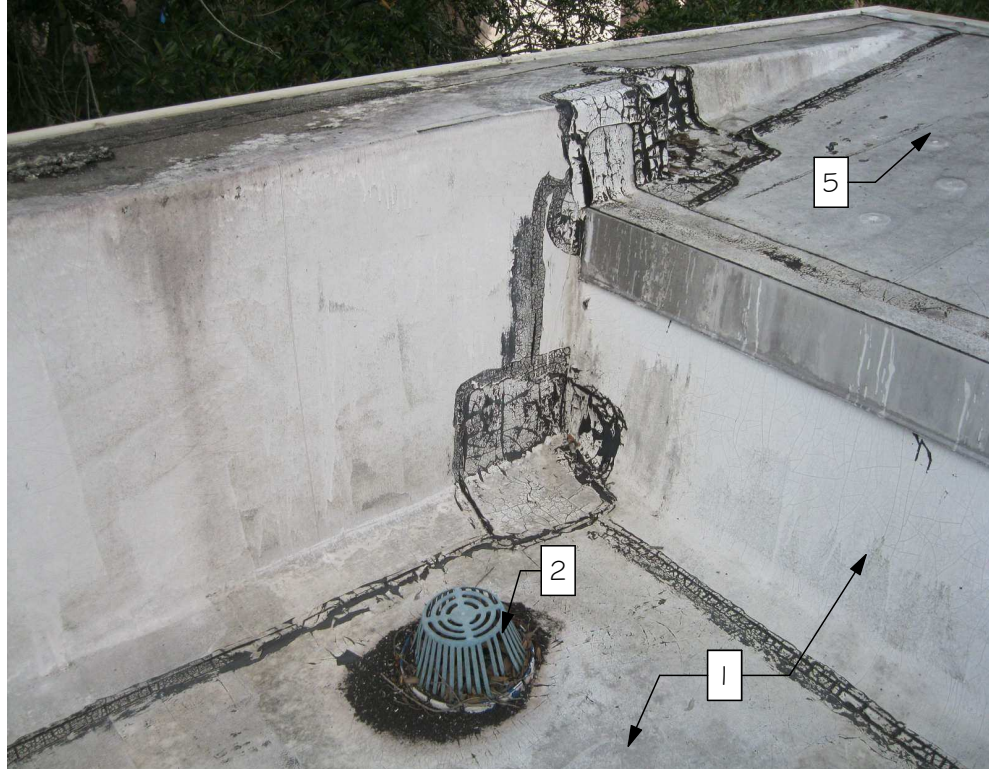


PHOTO 6



PHOTO 7



PHOTO 8

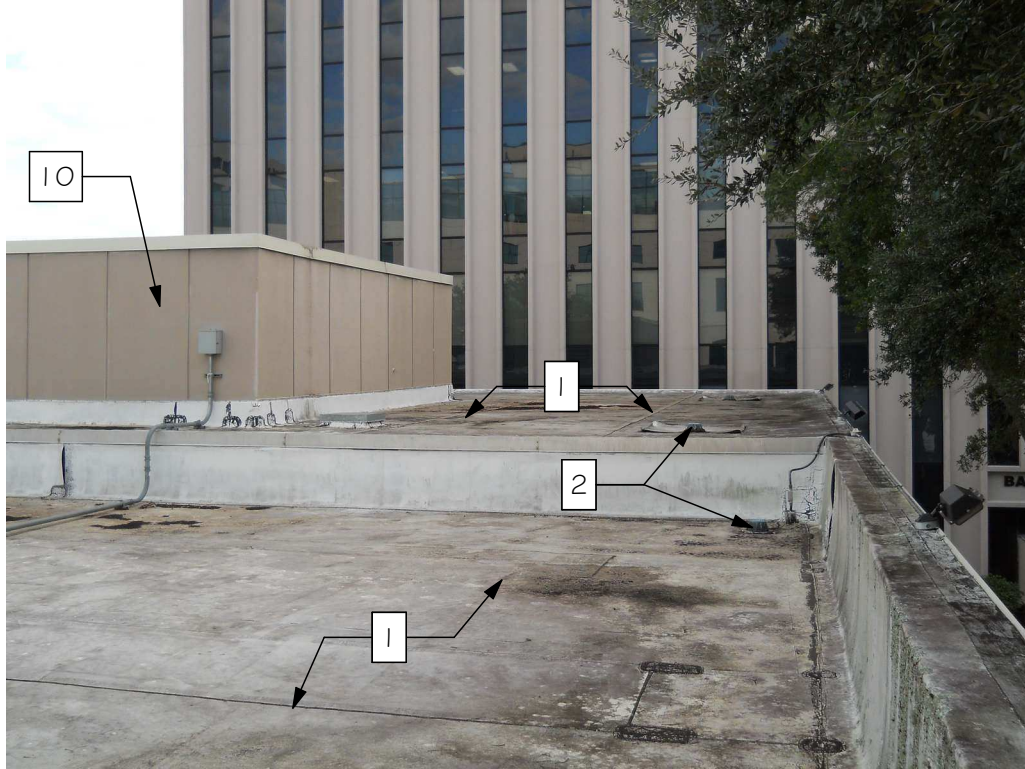


PHOTO 9

LEGEND

- PARAPET WALL
- EXHAUST VENT
(TO BE REMOVED)
- WALK TREAD
- EXISTING ROOF DRAIN
- NEW ROOF DRAIN
- ROOFTOP HVAC
EQUIPMENT
- CRICKET
- FIL
- SLOPE
- VENT THRU ROOF
- ELEC
- OVERFLOW SCUPPER
- NEW OVERFLOW SCUPPER
- PITCH POCKET
- ABANDONED CURB
- WORK LEGEND NOTE
- PHOTO MARKER
PHOTO # / SHEET #
- PARAPET MOUNTED
SECURITY LIGHTS

SLOPE

VENT THRU ROOF

ELEC

OVERFLOW SCUPPER

NEW OVERFLOW SCUPPER

PITCH POCKET

ABANDONED CURB

WORK LEGEND NOTE

PHOTO MARKER
PHOTO # / SHEET #

PARAPET MOUNTED
SECURITY LIGHTS

SLOPE

VENT THRU ROOF

ELEC

OVERFLOW SCUPPER

NEW OVERFLOW SCUPPER

PITCH POCKET

ABANDONED CURB

WORK LEGEND NOTE

PHOTO MARKER
PHOTO # / SHEET #

PARAPET MOUNTED
SECURITY LIGHTS

WORK LEGEND

THESE ITEMS ARE TASK SPECIFIC TO NOTATE PARTICULAR ITEMS OF WORK AND ARE NOT ALL INCLUSIVE, BUT INTENDED TO SUPPLEMENT THE RENOVATION NOTES AND DETAIL, AND TO CLARIFY THE SCOPE OF WORK. REFERENCE THE ROOFING RENOVATION NOTES AND SPECIFICATION AS WELL AS MECHANICAL AND ELECTRICAL NOTES FOR FULL DESCRIPTION OF WORK AND SCOPE.

- 1

REMOVE EXISTING ROOFING AND FLASHING SYSTEM DOWN TO THE EXISTING METAL DECK. CLEAN THE EXISTING ROOF DECK SURFACE. INSTALL MINIMUM 1/4" PER FOOT TAPERED RIGID ISOCYANURATE INSULATION WITH 1/2" HIGH DENSITY COVER BOARD. INSTALL CRICKETS AT EACH EQUIPMENT CURB AS DETAILED. INSTALL 2 PLY MODIFIED BITUMEN MEMBRANE ROOFING SYSTEM. COLD ADHESIVE APPLY OR TORCH APPLY UL CLASS 'A' GRANULE SURFACED CAP SHEET.
- 2

REMOVE EXISTING RETRO FIT DRAINS AND EXISTING ROOF DRAINS. INSTALL NEW CAST IRON ROOF DRAINS WITH STAINLESS STEEL CLAMPING RING BOLTS AND DECK CLAMP FASTENERS AND METAL BASKET STRAINERS. INSTALL LEAD PAN FLASHING AT ALL ROOF DRAINS AS DETAILED. ROOF DRAIN BOWLS, CLAMPING RINGS AND METAL BASKET STRAINERS TO BE CLEANED, PRIMED, AND PAINTED TWO COATS.
- 3

RAISE EXISTING EQUIPMENT CURBS. INSTALL PRESSURE TREATED 2x WOOD NAILER/BLOCKING UNDER METAL CURBS AS REQUIRED TO BE MINIMUM 10" ABOVE NEW ROOF SURFACE.
- 4

CUT OFF BOTTOM OF EXISTING HOLLOW METAL JAMB AND RAISE DOOR THRESHOLD AS REQUIRED TO BE A MINIMUM 10" ABOVE FINISHED ROOF SURFACE AS DETAILED. INSTALL NEW GALVANIZED HOLLOW CORE METAL ACCESS DOOR TO FIT. PRIME AND PAINT (2) TWO COATS AND REINSTALL ALL EXISTING HARDWARE, DOOR LOCK AND HINGES.
- 5

INSTALL MANUFACTURER'S FABRIC REINFORCED POLYURETHANE LIQUID APPLIED FLASHING AT ALL VTR'S, SUPPORT STAND, PIPE AND CONDUIT PENETRATIONS. LIQUID APPLIED FLASHING SYSTEM TO BE INCLUDED IN MANUFACTURER'S 25 YEAR WARRANTY.
- 6

INSTALL TWO PLY MODIFIED MINERAL SURFACE BITUMEN MEMBRANE FLASHING SYSTEM, OVER CANT STRIPS AND UP CLEANED PARAPET WALLS AND RAISED CURBS. PROVIDE TERMINATION BAR ON CURBS AND WALLS AT TOP EDGE OF MEMBRANE BASE FLASHING, AND SEAL TOP WITH URETHANE SEALANT OR LIQUID APPLIED FLASHING IF REQUIRED. INSTALL SURFACE MOUNTED PREFINISHED ALUMINUM COUNTERFLASHING AND WALL BASE FLASHING OVER TERMINATION BAR. FASTEN MAXIMUM 8" O.C., AND SEAL TOP EDGE TO WALL WITH PREMIUM SILICONE SEALANT.
- 7

INSTALL NEW PREFINISHED ALUMINUM COPING, CLEATS, AND JOINT COVERS ON THE PERIMETER PARAPETS OF ROOF 'D' FINISH METAL COLOR TO BE SELECTED BY OWNER AND ARCHITECT.
- 8

SAW CUT AND INSTALL NEW FULLY SOLDERED STAINLESS STEEL OVERFLOW SCUPPER FLASHING W/ HEMMED DRIP EDGE THROUGH PARAPET WALLS AND AT THE PERIMETER COPING EDGE AND FASCIA METAL AS DETAILED. INSTALL PREFINISHED ALUMINUM ESCUTCHEON PLATE ON EXTERIOR WALL. SEAL TOP AND SIDES WITH PREMIUM SILICONE SEALANT.
- 9

INSTALL ROOFING MANUFACTURER'S WALKWAY PROTECTION PADS IN FULL BED OF COLD ADHESIVE OR AS OTHERWISE RECOMMENDED BY MANUFACTURER ON MAINTENANCE PANEL SIDE OF HVAC UNITS.
- 10

SCRAPE ALL LOOSE RUST AND CORROSION FROM ROOF ACCESS DOOR FRAME AND HVAC EQUIPMENT STANDS. CLEAN AND XYLENE WIPE, PRIME AND PAINT 2 COATS PREMIUM RUST PREVENTATIVE ACRYLIC PAINT. CLEAN, PRIME AND PAINT EXPOSED SUPPORT STANDS AND LIQUID APPLIED FLASHING, 2 COATS.
- 11

HIGH PRESSURE WASH MASONRY PENTHOUSE AND TOP AND INSIDE PARAPET WALLS AT ENTRY ROOF. APPLY PRIMER AND 2 COATS OF ELASTOMERIC COATING TO ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

CONSULTANTS

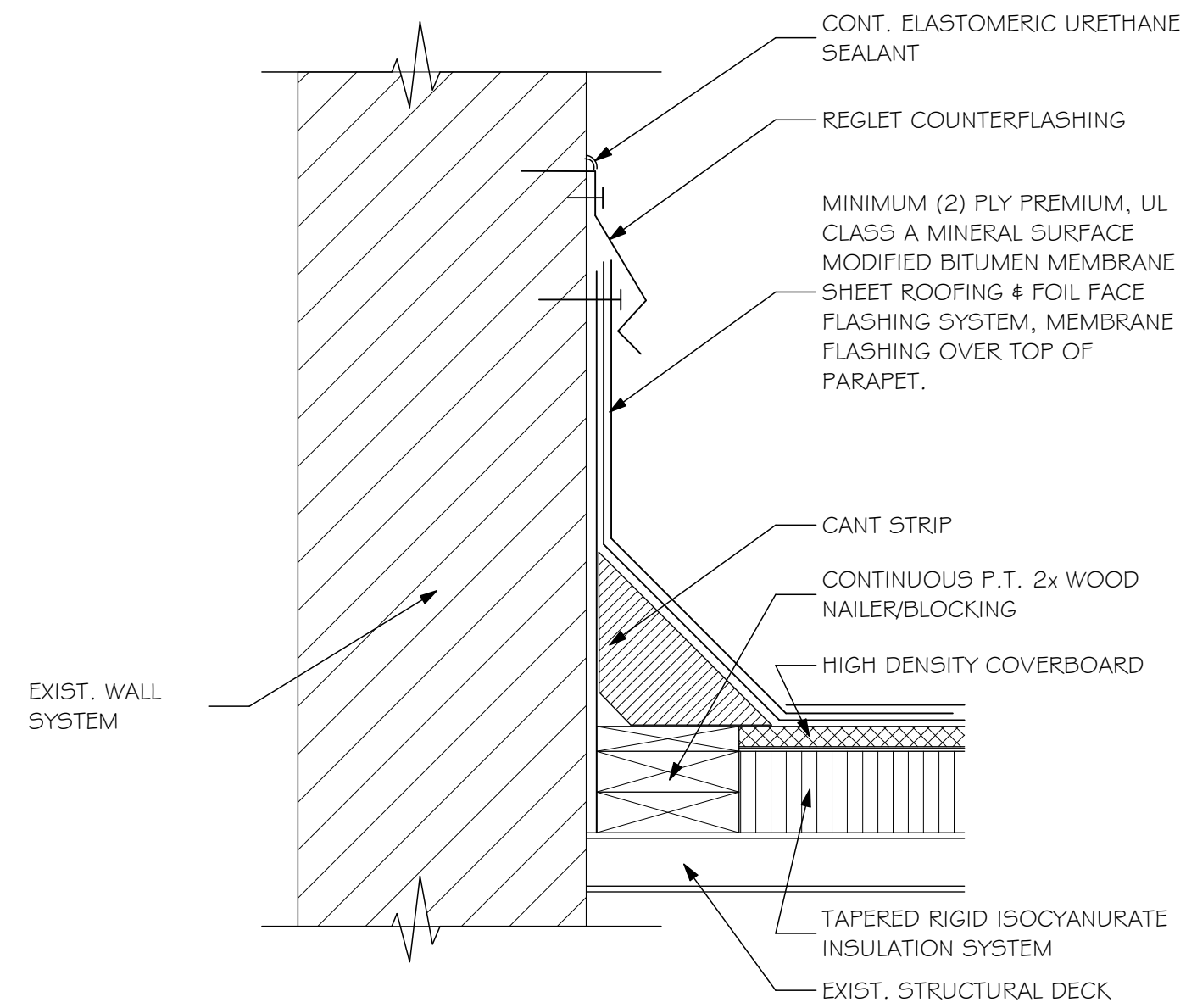
COURTHOUSE ANNEX REROOFING
LEON COUNTY
TALLAHASSEE, FLORIDA

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APPROVED	RL
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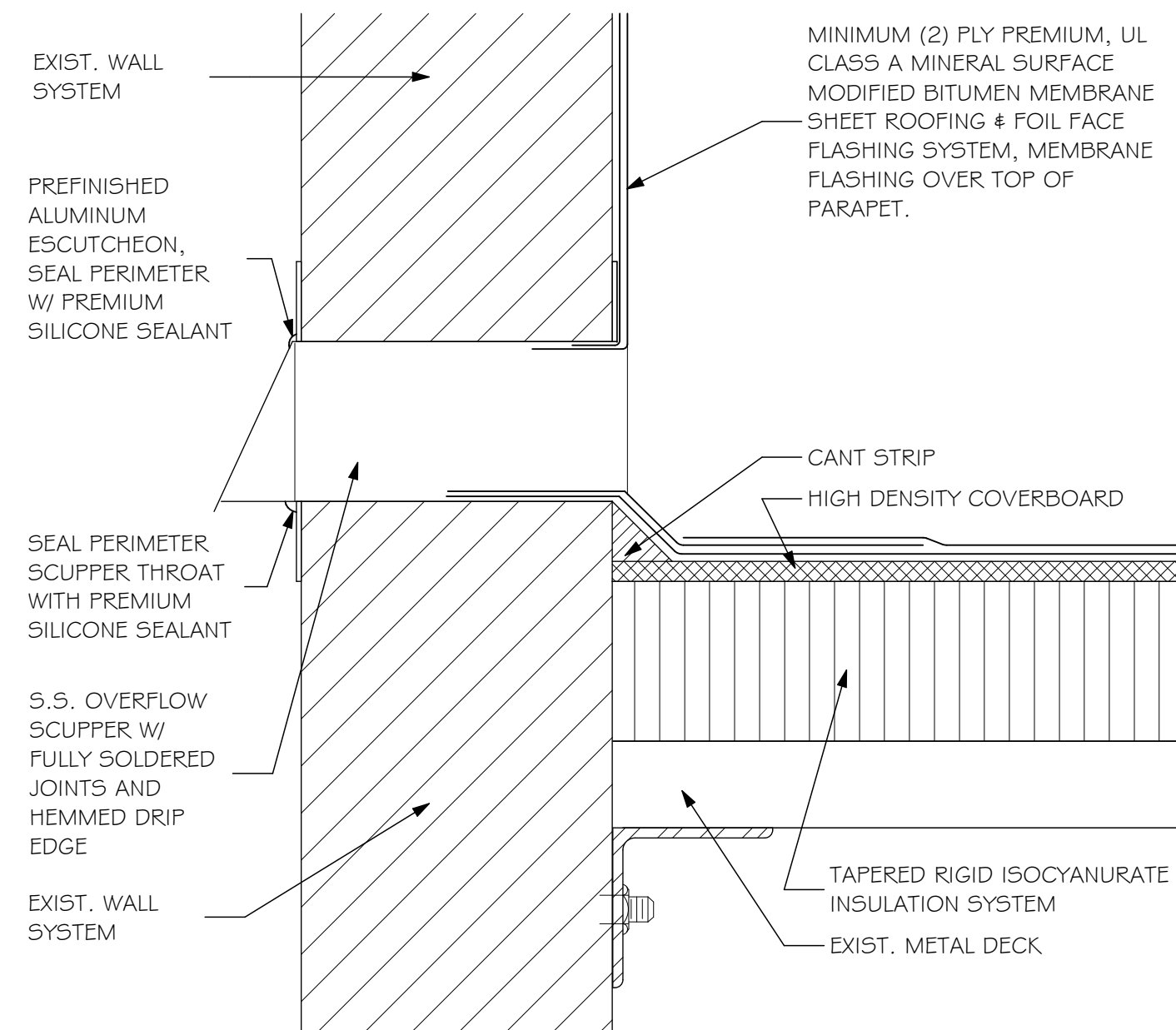
ARCHITECTURE - INTERIOR DESIGN - PLANNING

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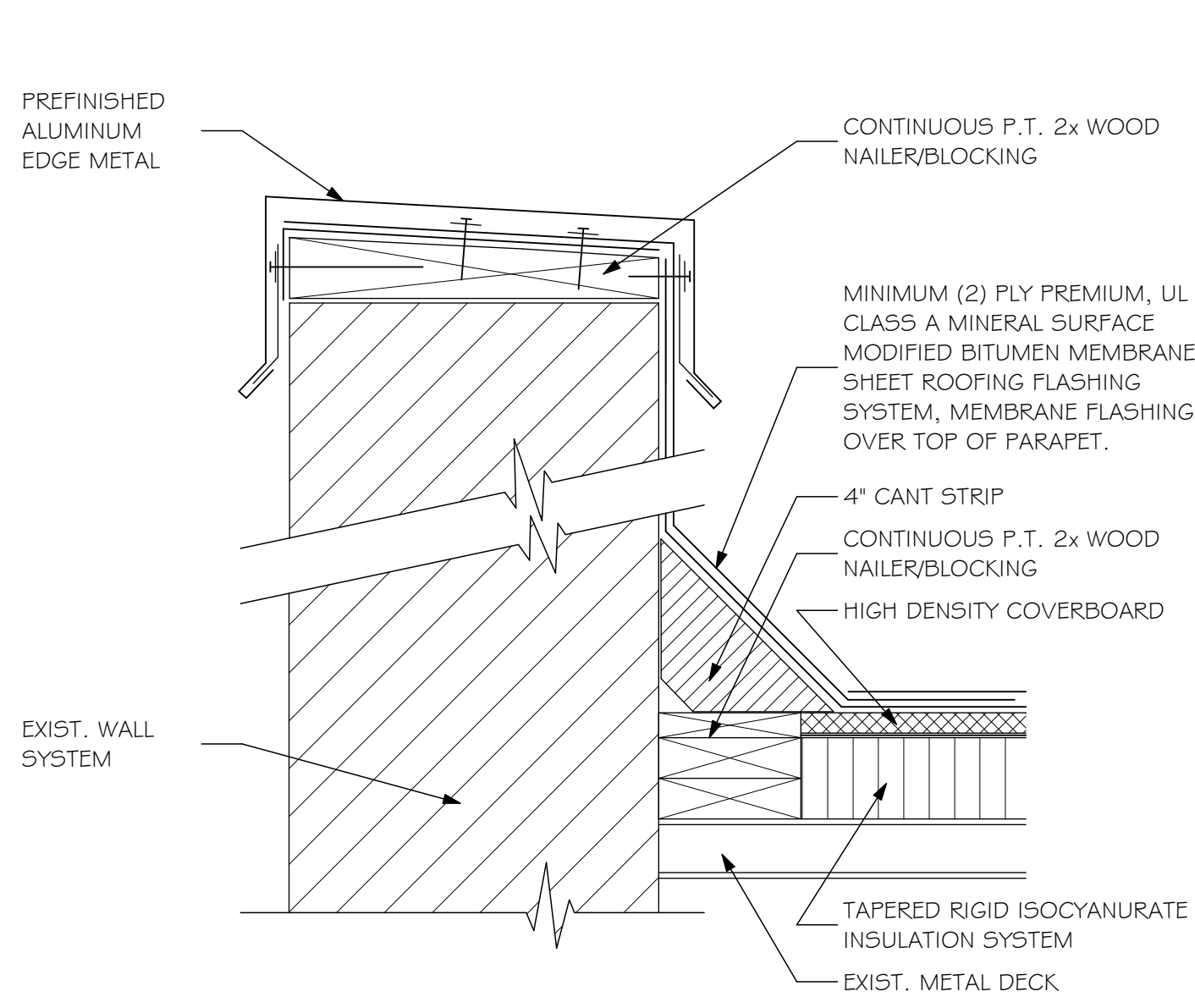
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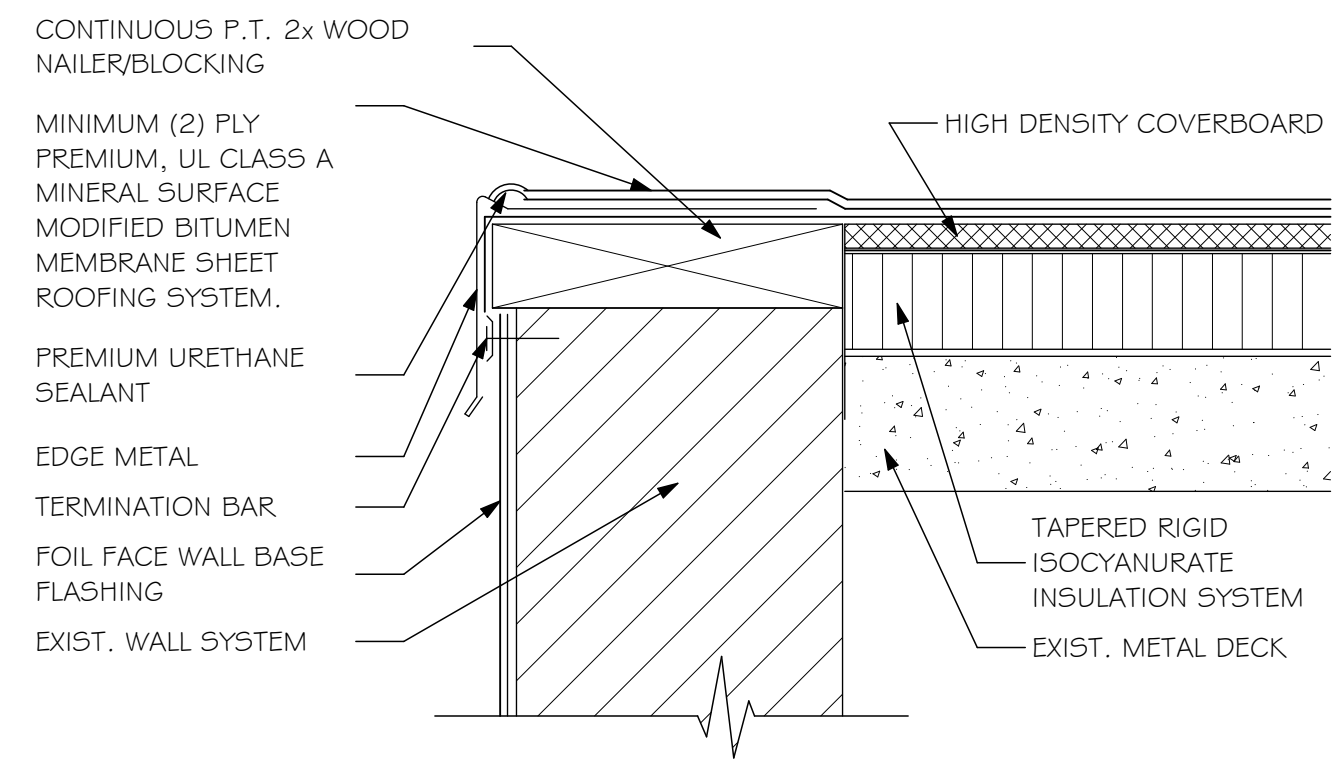
1
A500
WALL FLASHING
SCALE: 3" = 1'-0"



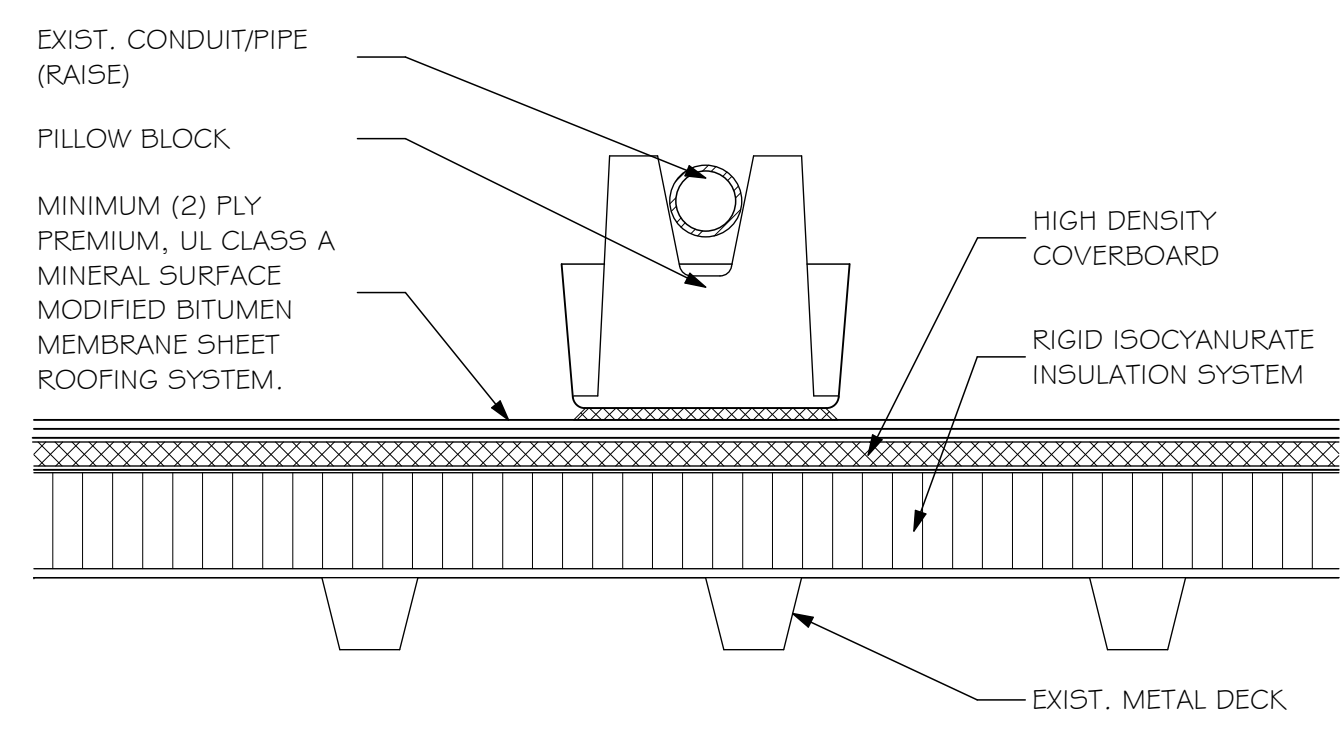
2
A500
OVERFLOW SCUPPER
SCALE: 3" = 1'-0"



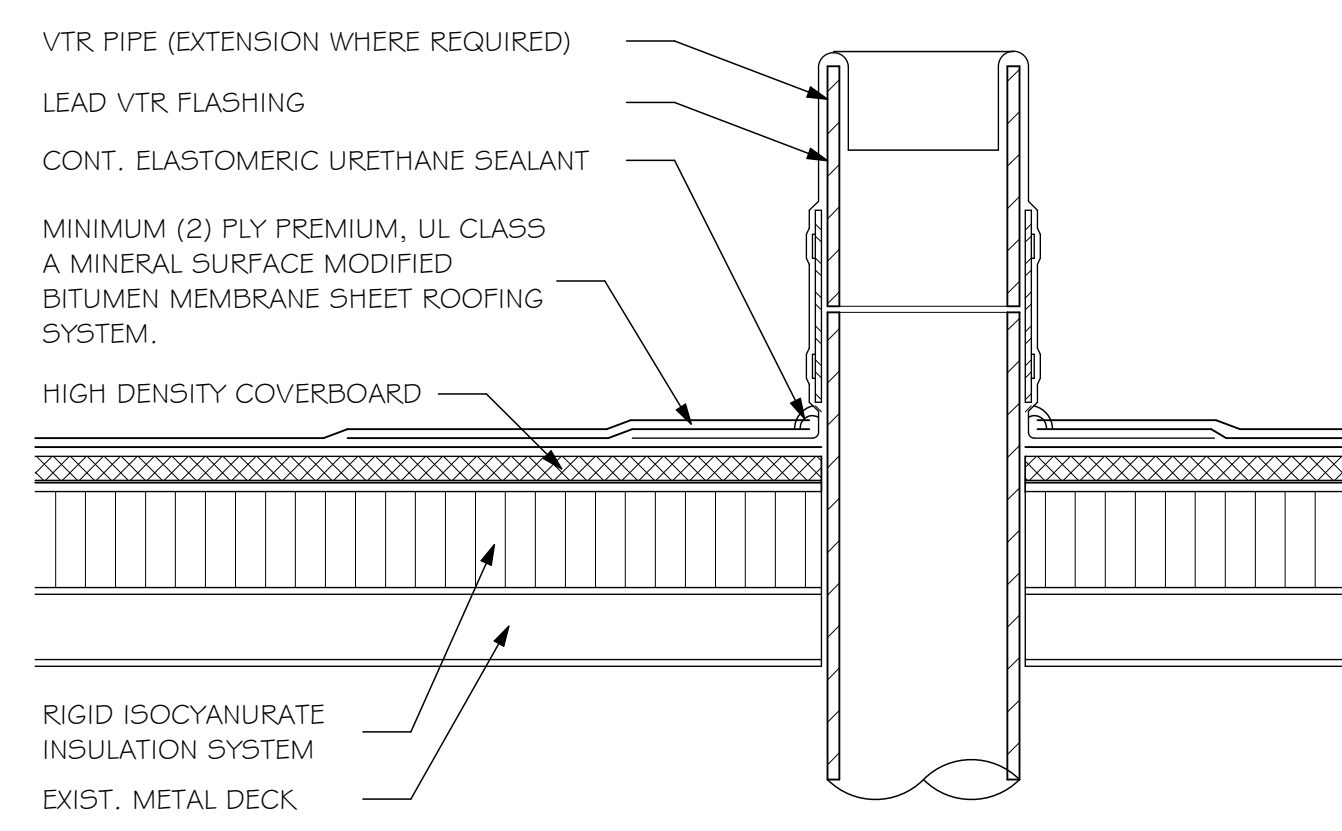
3
A500
PARAPET DETAIL
SCALE: 3" = 1'-0"



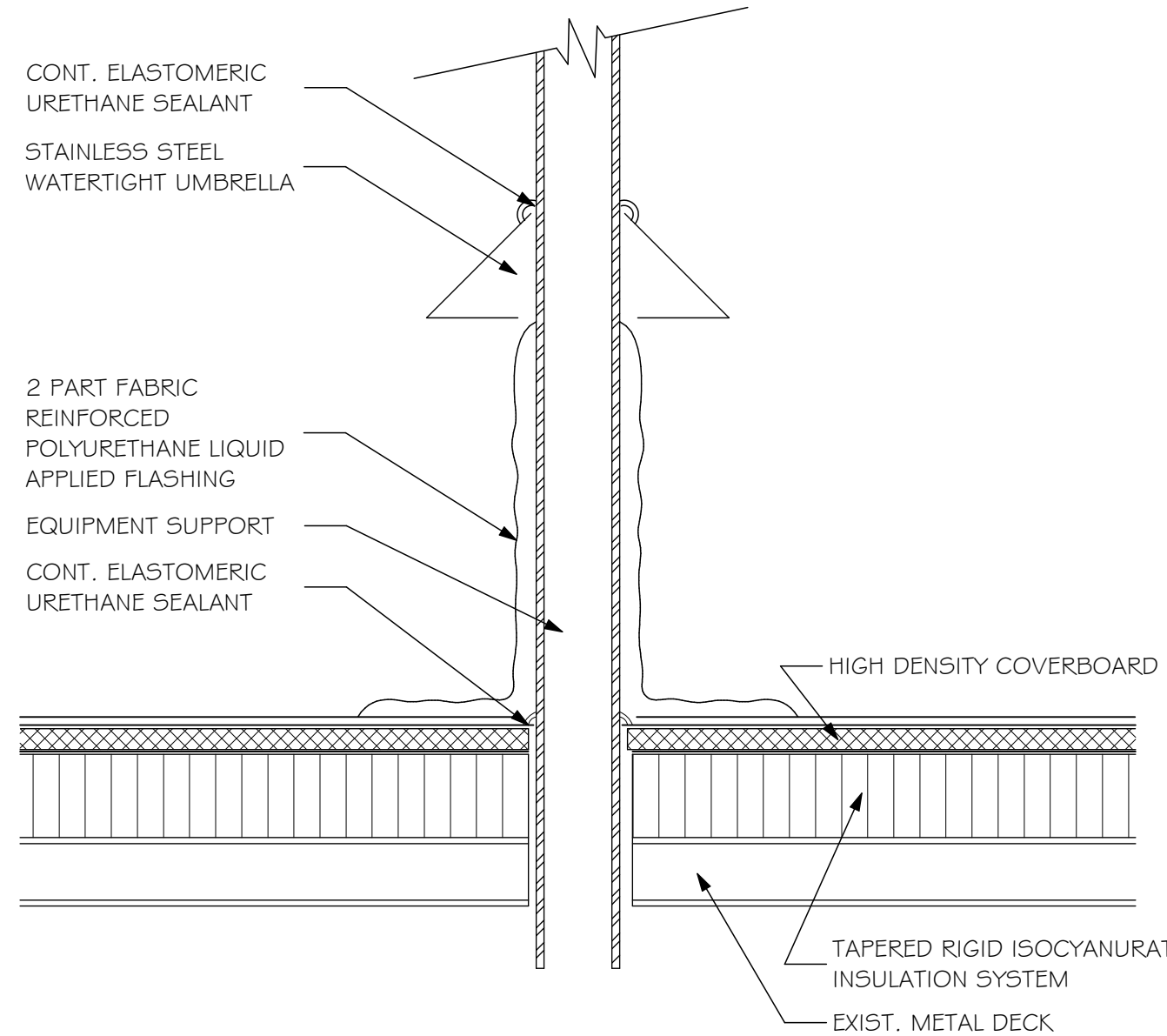
4
A500
EDGE METAL FLASHING (ROOF TRANTION)
SCALE: 3" = 1'-0"



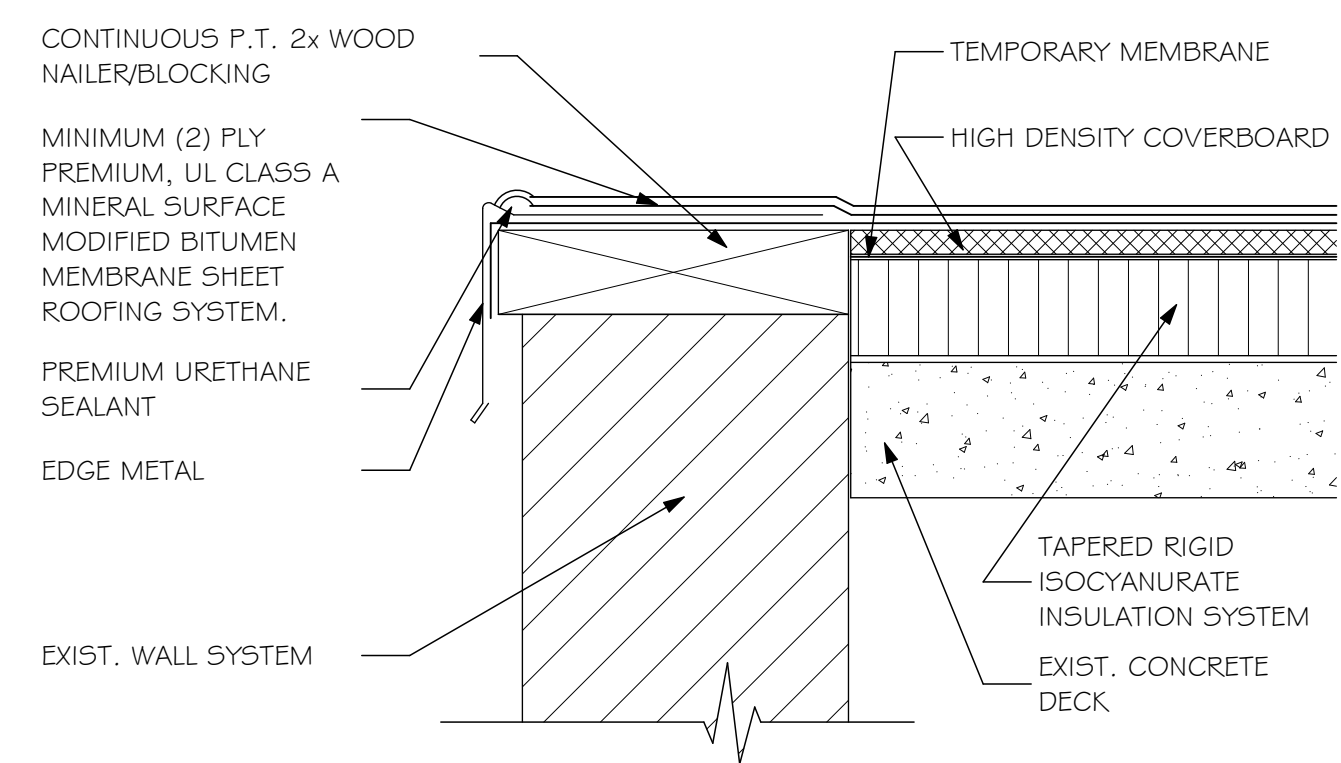
5
A500
PILLOW BLOCK (TYP.)
SCALE: 3" = 1'-0"



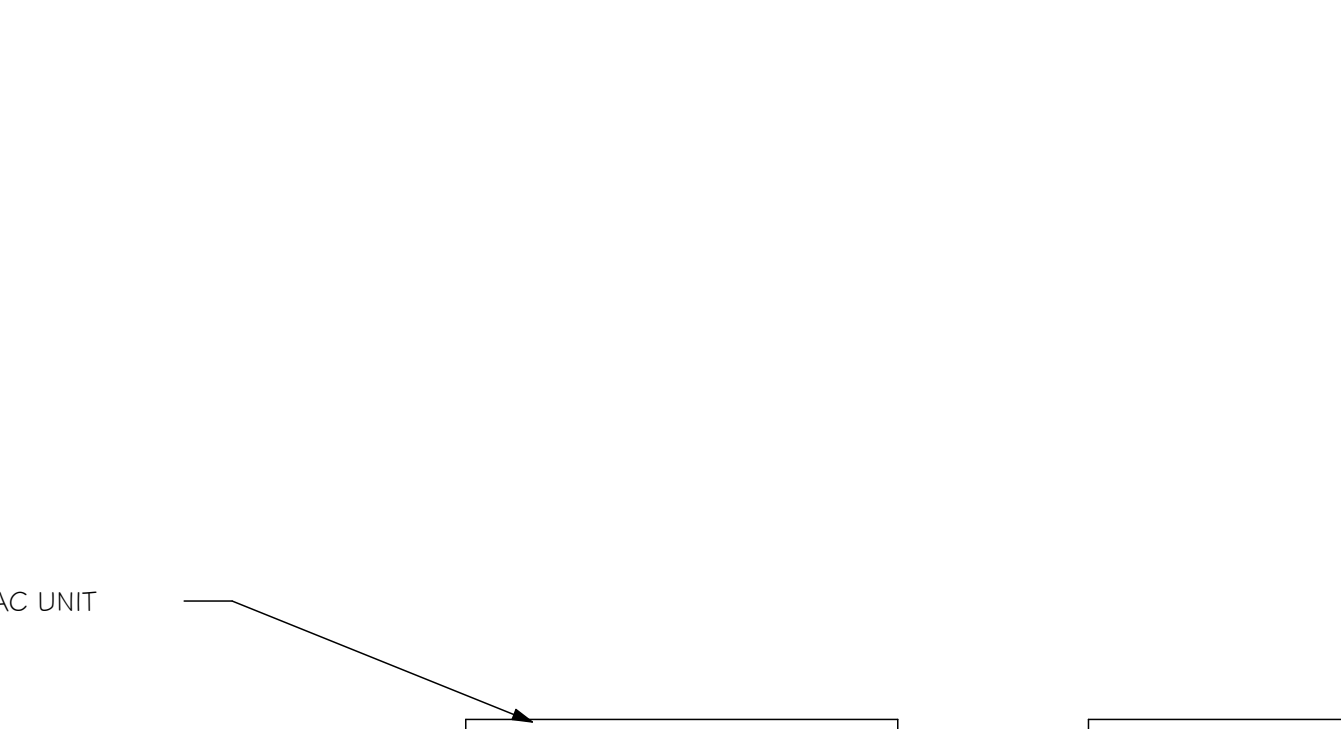
6
A500
VTR FLASHING (TYP.)
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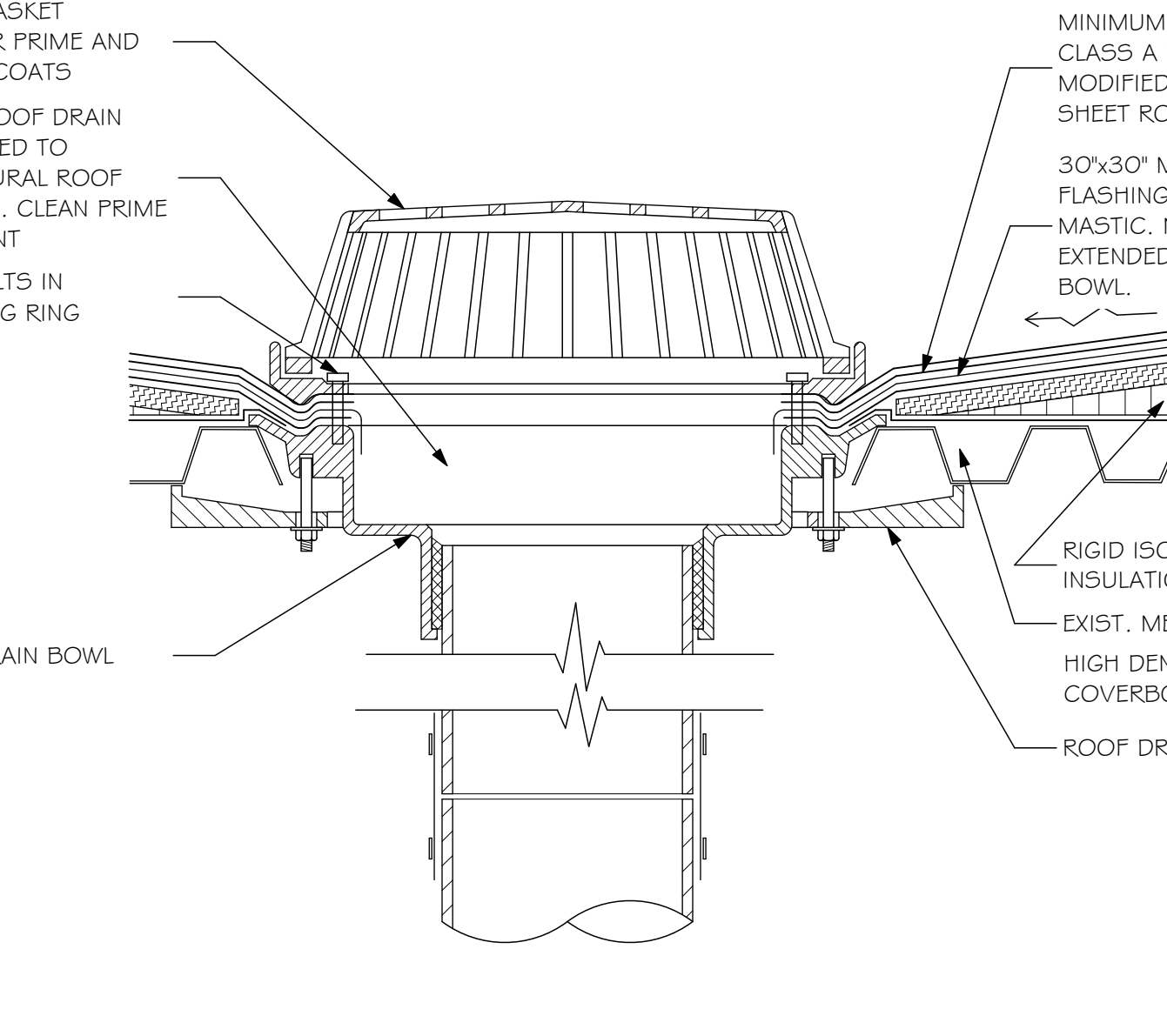
7
A500
PIPE PENETRATION
SCALE: 3" = 1'-0"



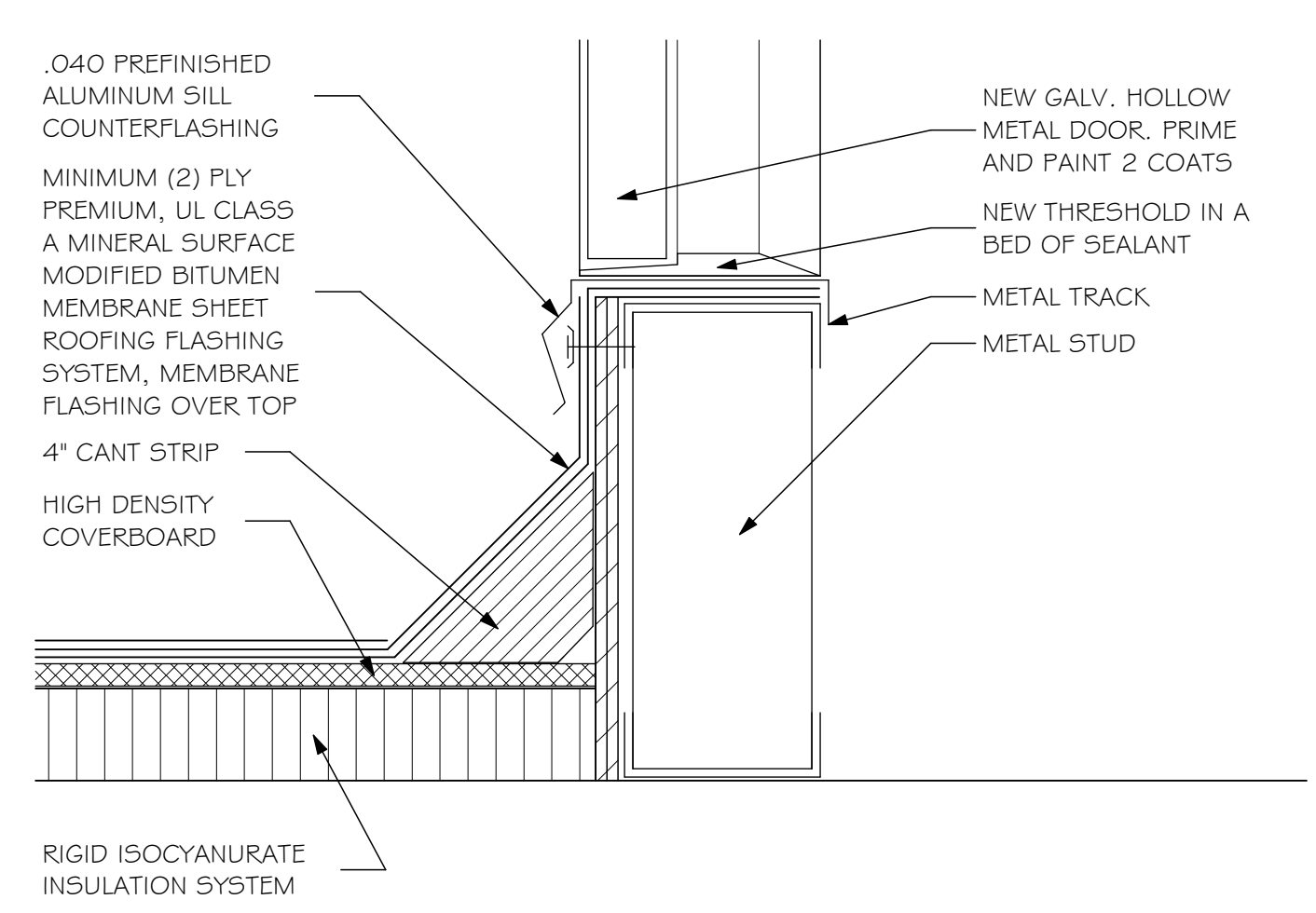
8
A500
PERIMETER EDGE METAL FLASHING
SCALE: 3" = 1'-0"



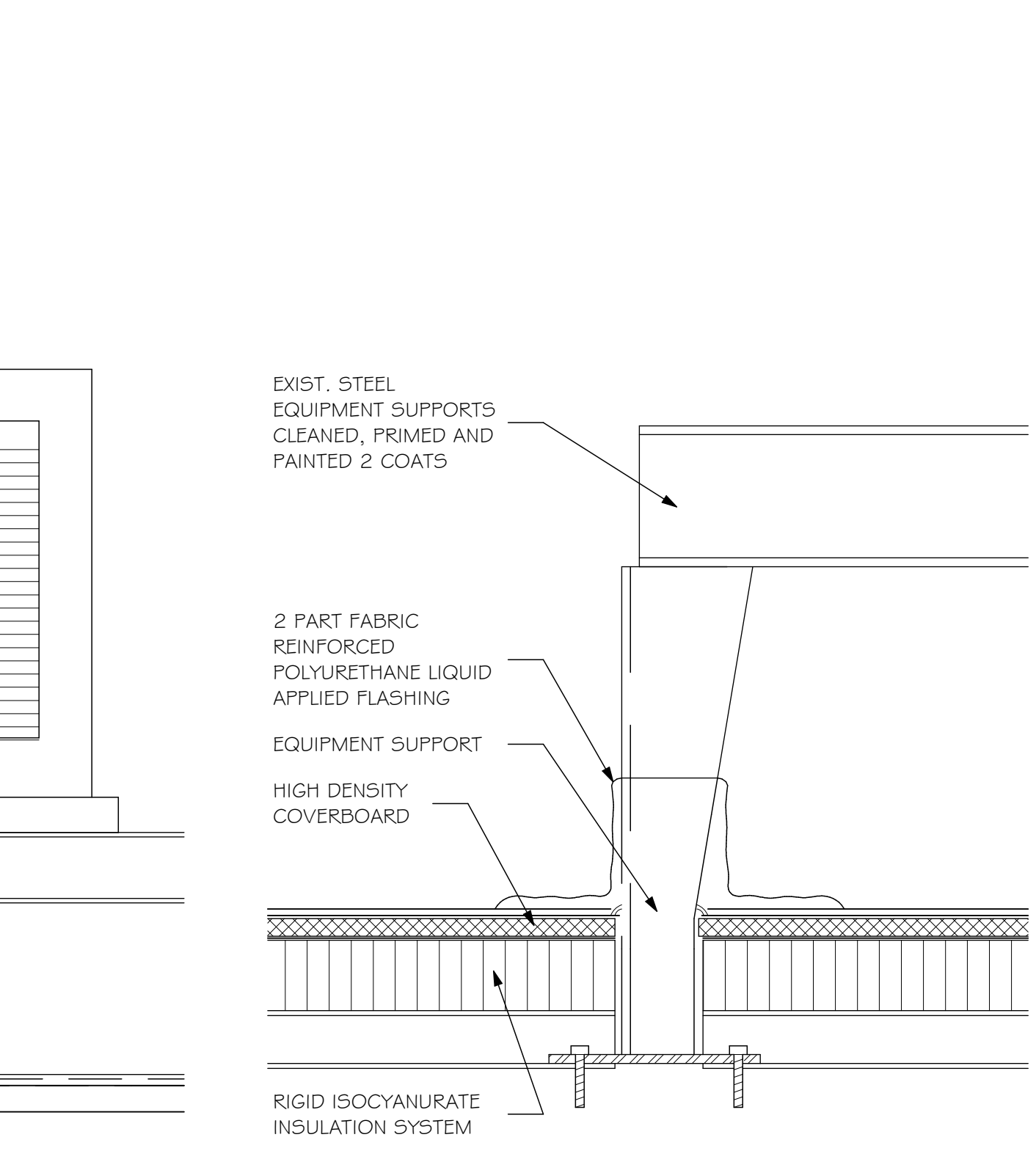
9
A500
EQUIPMENT STAND
SCALE: 1 1/2" = 1'-0"



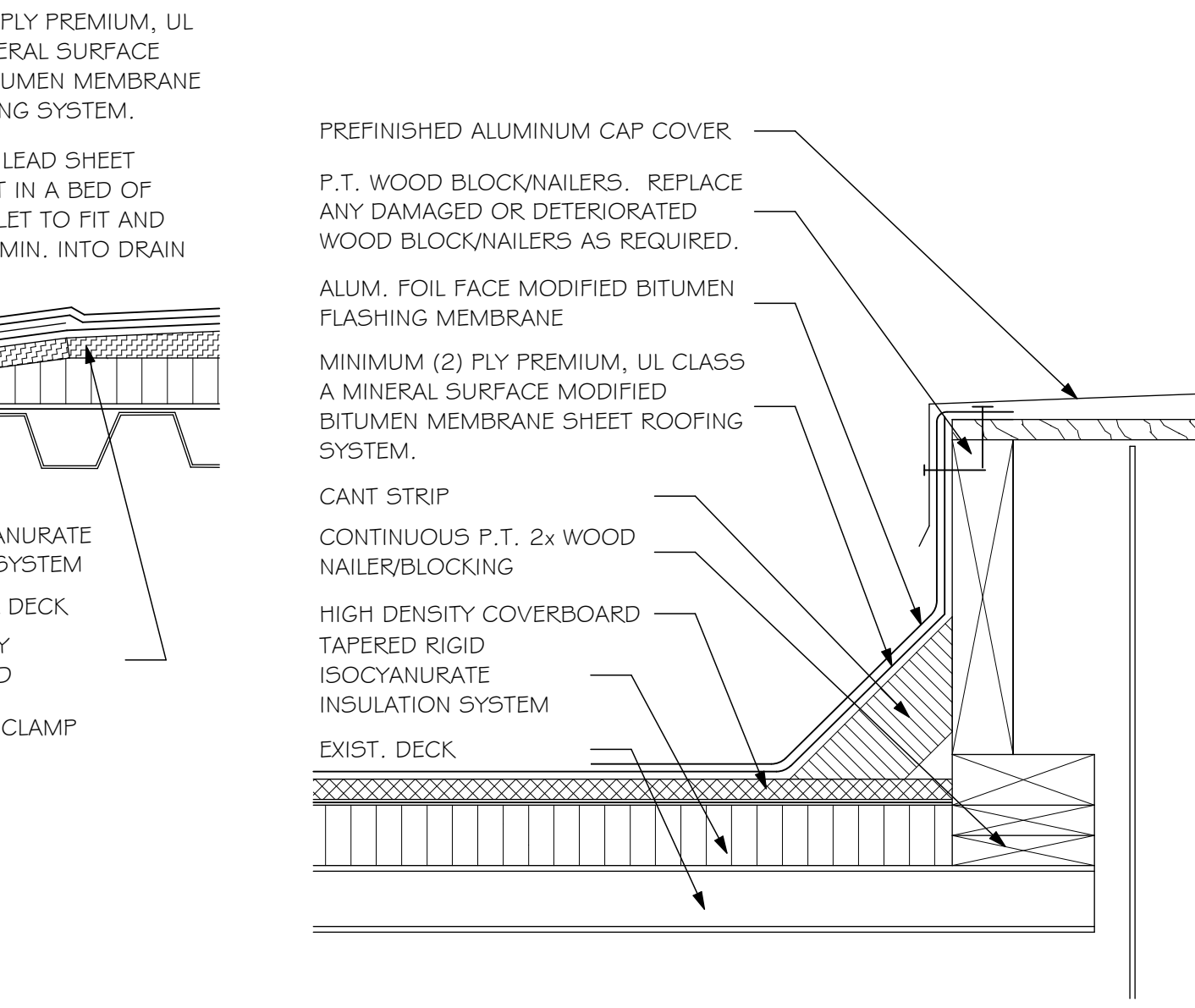
10
A500
ROOF DRAIN (TYP.)
SCALE: 3" = 1'-0"



11
A500
DOOR THRESHOLD DETAIL
SCALE: 3" = 1'-0"



12
A500
EQUIPMENT SUPPORT
SCALE: 3" = 1'-0"



13
A500
EXHAUST FAN DETAIL
SCALE: 3" = 1'-0"

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